DESIGN-BUILD CONTRACTING IN THE NAVY

BY

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TABLE OF CONTENTS

CHAPTER ONE
ABSTRACT

In the 1970's and 1980's, the Federal Government, especially the United States Military, did not have to worry about funding constraints. During this time, the United States and the Soviet Union were in the middle of the Cold War, racing to build up their military strength. Now that the Cold War is over, the United States Government is faced with a declining budget and smaller military force. Even with a reduced budget, the Government must continue to maintain and operate military facilities around the world. In order to accomplish this, the Government must be more innovative and efficient like the civilian sector. Presently the construction industry is making a move towards design-build contracts because of several factors; i.e. reduced costs, one-party responsibility, and shorter timeframes. With the implementation of the Federal Acquisition Reform Act of 1996, the Government is now using a two-phase design-build process that allows for the pre-qualification of contractors prior to submittal proposal and contract award. Southern Division (SOUTHDIV), Naval Facilities Engineering Command, located in Charleston, South Carolina has taken the two-phase design-build process one step further. SOUTHDIV has created the Design-Build Order Contract (DBOC), which is a hybrid of the indefinite quantities (IDQ) contract and the two-phase design-build contract. This report will provide a better understanding of the Government's two-phase design-build and DBOC processes and also the current status of DBOC.

CHAPTER TWO
INTRODUCTION

In Federal acquisitions, the Department of Defense (DOD) must comply with the Federal Acquisition Regulation (FAR) and the DOD FAR Supplement (DFARS). The FAR and the DFARS provide guidance to Government personnel on how to perform acquisitions. Prior to 1997, the philosophy of Government acquisition personnel was that "if it is not written in the FAR or DFARS, it could not be done." In 1997, the Federal Acquisition Reform Act of 1996 was adopted and the Government mindset was changed. The Federal Acquisition Reform Act of 1996 provided more flexibility and allowed Government personnel to be more creative with Government acquisitions. The philosophy was now changed to "as long as the FAR and DFARS does not prevent it, it can be done."

The Federal Acquisition Reform Act of 1996 did more than just change the acquisition philosophy. The Reform Act directly affected construction acquisitions with the amendment of the two-phase selection procedures in Design-Build acquisitions. The two-phase selection procedures allowed Government Contracting Officers to evaluate potential bidders and narrow the competitive field to five bidders (Federal Reform 4105). The evaluation factors will be discussed later in this paper.

From the changes made in the Federal Acquisition Reform Act of 1996, Southern Division, Naval Facilities Engineering Command (SOUTHDIV), developed a new form of a design-build contract. This new contract, Design-Build Order Contract (DBOC), is a hybrid of a typical design-build and indefinite-quantity (IDQ) contract. This paper will

discuss why the United States Navy is interested in design-build contracts, how the Navy's Design-Build and DBOC Processes work and provide conclusions on DBOC.

CHAPTER THREE
WHY DESIGN-BUILD?

With the collapse of the Soviet Union and the end of the Cold War, the United States Government was forced to downsize its military force and budget. Everything from personnel to military bases was reduced in numbers. Even though the budget was decreased, the military still had to carry out its day-to-day operations that included the construction and maintenance of its infrastructure. Figure 3-1 shows the decline in ships, personnel and infrastructure (Future 5).

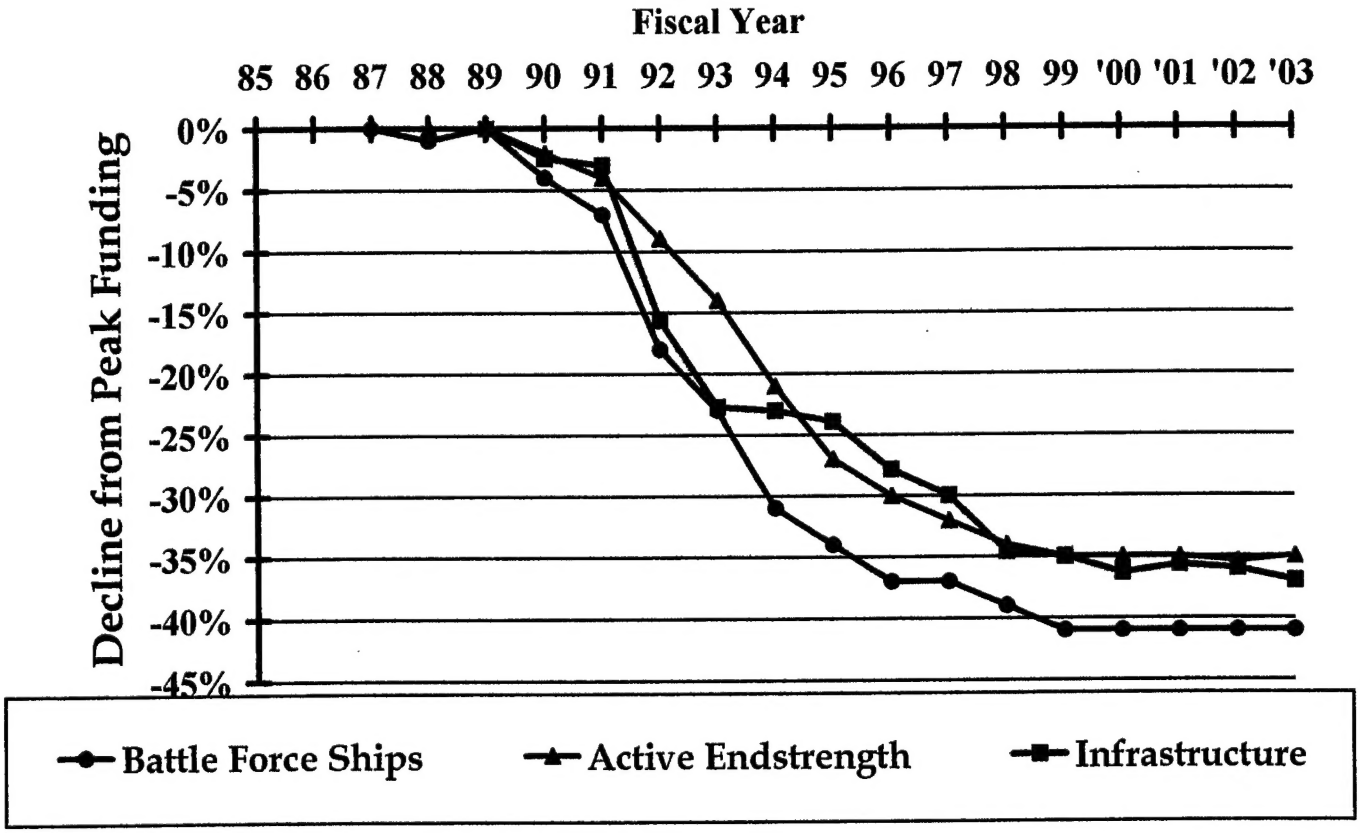


Figure 3-1: Infrastructure Prediction

In order to continue these operations, the military had to learn to become thrifty and efficient. The government started looking at the civilian sector for possible solutions and trends. One trend that was apparent in the construction industry was the growth of design-build contracts. According to Design-Build Magazine, in 1996 approximately 24% of the market share were design-build. It estimates that by the year 2000 the market share will grow to 50% (Design).

Construction Industry Institute

According to the Construction Industry Institute (CII), Design-Build is defined as "a project delivery system where the owner contracts with a single entity to perform both design and construction under a single design-build contract (Sanvido 6)." In 1998, CII conducted a national research study of 351 facilities and three project delivery approaches – design-build, design-bid-build (D/B/B), and construction management at risk (CM@R). The results of the study showed that the percentage of projects for design-build, D/B/B, and CM@R were 44%, 33% and 23% respectively. The study also showed that design-build cost 1.6% less than CM@R and 6.1% less than D/B/B. Versus D/B/B, design-build was 12% faster in construction time and 33.5% faster in delivery time. Versus CM@R, design-build was 5.8% faster in construction time and 13.3% faster in delivery time. The level of certainty of these results ranged from 99% for cost to 88% for delivery time (Sanvido 13). Based on the results of the CII Study, design-build projects are faster and less expensive.

Naval Facilities Engineering Command Benchmarking

In July 1997, the Naval Facilities Engineering Command (NAVFACENGCOM, commonly referred to as NAVFAC) hired Independent Project Analysis, Inc. (IPA) to conduct an analysis of the practices and procedures used by NAVFAC in the planning, defining, engineering of and construction of its civil projects (Independent 1). The results of this analysis discovered that NAVFAC Projects took twice as much time to deliver (start to finish), twice as long to construct and cost 15% more than the construction industry (Independent V). Compared to the other Government Organizations, NAVFAC Projects took 1.4 times longer to deliver (start to finish) and cost 10% more (Independent 29). The longer schedules were determined to be a result of numerous items. Two of the items were 1) non-aggressive target schedules, which on average were set twice as long as typically required by industry (Independent 30); and 2) time gaps between project definition, design and construction (Independent 34). The analysis as discovered that over 90 percent of NAVFAC projects had a design change in final design and/or construction phase (Independent 40). As is common knowledge, the later in the design or construction, the more expensive the change orders. The bottom line was that NAVFAC projects constructed under the D/B/B Process were slower and more costly.

With a reduction in the Department of Defense's (DOD) budget, NAVFAC's customers expected a higher level of accountability and performance. NAVFAC needed to find a better process for its construction contracts and this process is design-build. The IPA analysis determined that design-build projects were faster than other contracting methods (Independent V). The faster schedules were due to design-build projects not

having a gap between the end of engineering/design and the start of construction and the engineering and construction functions are better integrated (Independent 30).

Responsibility

One aspect of the design-build contract that was particularly attractive to the DOD was that one party was responsible for the design and construction of the project. This party could be an independent Design/Build Firm, a joint venture between an architect-engineer (A/E) and a construction firm, or a joint venture between a construction management (CM) firm, an A/E and a construction firm. This differed from the typical D/B/B contract in which the government contracts out the design to an A/E and the construction to a contractor/builder. In the D/B/B process, the government serves as a liaison between the A/E and the contractor, Figure 3-2, which have no legal ties to one another. The design-build process has also been found to reduce the number of change orders and design errors in the contract (NAVFACENGCOM 3).

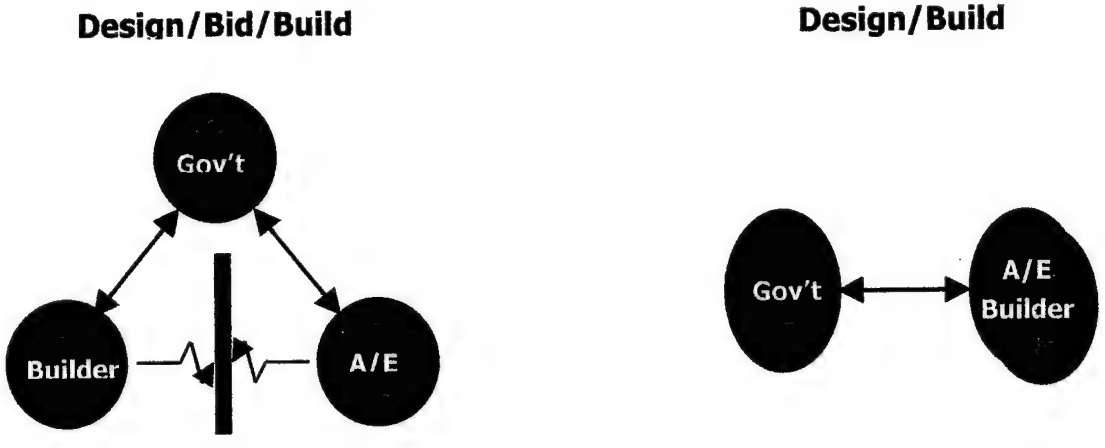


Figure 3-2: Design-Bid-Build and Design-Build Responsibility Flowcharts

CHAPTER FOUR
THE DESIGN-BUILD PROCESS

Before discussing DBOC, the Government's two-phase design-build process must be understood. In the design-build process, the Government uses a Request for Proposal (RFP) following source selection procedures or Invitation for Bid (IFB) to solicit for design and construction of a facility by a single contractual entity (Southern 1-1). The design-build RFP is the preferred method for soliciting proposals. With the RFP method, an offeror makes a proposal responding to the RFP, offering price and technical proposals and the Government then selects the contractor that provides the best value, which may not be the lowest price. The IFB method awards to the low bidder.

The flow of activities in design-build projects varies depending on requirements and circumstances of each project. The basic flow for design-build projects has four steps: 1) Acquisition Planning and Project Start-up; 2) Solicitation and Phase One Proposal; 3) Request for Proposal (RFP) and Phase Two Proposal; and 4) Administration of Contract, Figure 4-1.

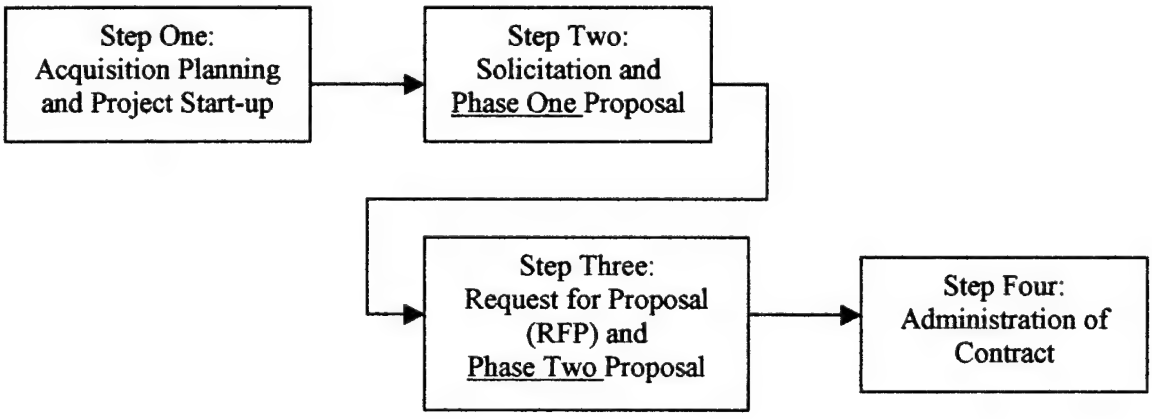


Figure 4-1: Basic Flow Chart of Design-Build

Step One: Acquisition Planning and Project Start-up

The first step in the two-phase design-build process is Acquisition Planning and Project Start-up. After a design directive is issued, the project team begins the development of an acquisition strategy planning process to evaluate possible design and contracting methods suitable for the project (Southern 3-1). The project team must take into account special project specific goals/objectives as well as NAVFAC's Acquisition Strategy, which is to use two-phase design-build for contracts in excess of $2 million. The project team must also consider other information as listed in Table 4-1.

Table 4-1: Information to be considered for Two-Phase Design-Build

(1) The extent to which the project requirements have been adequately defined;
(2) The time constraints for the delivery of the project;
(3) The capability and experience of potential contractors;
(4) The suitability of the project for the use of the two-phase selection procedures;
(5) The capability of the agency to manage the two-phase selection procedures;
(6) Other criteria established by the agency.

Source: Federal Acquisition Reform Act of 1996

Once the decision has been made to use the two-phase design-build process, the project team will conduct a survey of interested contractors and make a determination whether to develop the solicitation package in-house or by A/E contract. Along with the solicitation package, the project schedule, which will be continually updated, will be developed.

Step Two: Solicitation and Phase One Proposal

As required by the Federal Acquisition Regulation (FAR), the contracting officer must ensure full and open competition must exist. One way the Government does this is by advertising the solicitation (Appendix B) in the Commerce Business Daily. If full and

open competition is not achieved or expected, then the contracting officer must submit a justification and approval (J&A) to the next higher approval authority (Department 33,158; Federal Regulation 29, 724).

Solicitation Development

In writing the solicitation, the contracting officer must include specific information that is not always required in the design-bid-build process. The solicitation must include not only the statement of work (SOW) (Appendix C) but it must also include the requirements of both Phase One and Two proposals, the evaluation factors and their relative importance for both proposals. The solicitation must also include the number of successful offerors to be selected for submission of the Phase Two proposal. When the SOW is developed, several elements that may be required are project scope, background information, project objectives, contractor tasks and contractor end items (Intermediate 1:C-19).

As stated above one requirement for the solicitation is to list the evaluation factors and their relative importance. According to NAVFAC guidance, evaluating factors will be written in a narrative format. Numerical scoring will not be used. When determining what evaluation factors and sub-factors will be used, the contracting officer must select only those factors and sub-factors that reflect the essential elements of the procurement and that separate the good and poor performing contractors. If additional guidance on evaluation factors is need, the contracting officer can consult the FAR. Table 4-2 provides some general guidance.

Table 4-2: Guidance on Evaluation Factors

1) Evaluation factors must address items that are sensitive or critical to the specific project;

2) Evaluation factors and sub-factors must address those features of the project left open to proposers' individual design/schedule/management/performance solutions;

3) Evaluation factors and sub-factors must address features of proposal that can be judged for quality and for which values can be assigned;

4) Evaluation factors and sub-factors must be consistent with the size and complexity of the project;

5) Evaluation factors and sub-factors should not address items that are specified prescriptively in the RFP;

6) Proposal evaluation factors and sub-factors should not address items of such detail that conformance can be judged only by examination of the final design or analysis;

Source: Southern Division, Naval Facilities Engineering Command Design-Build Guide, 1996

Each major evaluation factor must be proportional to its relative importance to the project. Typically, no more than about six to eight major factors will be used. These major factors may consist of technical and design considerations, offeror capabilities, management plan and price. When rating the evaluation factors and sub-factors, an adjective-based scale will be used since numerical scoring can not be used. A typical scale in descending order of value is as follows:

- Exceptional
- Acceptable
- Marginal
- Unacceptable

The specific factors to be used in Phase One and Two Proposals will be discussed later in this paper.

Phase One Proposal

The Phase One Proposal is very important to both the offerors and the Government because this is the proposal that determines which offerors will be permitted to submit a proposal in response to the RFP in step 3 of the design-build process. The solicitation will require offerors to submit in the Phase One Proposal only information pertaining to their technical approach and technical qualifications. Detail design information and cost/price information will not be accepted or evaluated until Phase Two Proposals are received. The evaluation factors to be used may include "specialized experience and technical competence, capability to perform, past performance of the offeror's team (including the architect-engineer and construction members of the team) and other appropriate factors, except that cost-related or price-related evaluation factors are not permitted" (Federal Reform 4105). The typical evaluation factors are included in Table 4-3:

Table 4-3: Typical Evaluation Factors

1) Qualifications of design-build team;
2) Experience to include performance ratings, references, and similar project completed in the past;
3) Quality Assurance/Control Plan
4) Small Business Subcontracting Effort
5) Management Plan

Source: Federal Acquisition Reform Act of 1996

Upon Receipt of the Phase One Proposals, a technical evaluation board (TEB) will evaluate the proposals based on the above mentioned factors. The TEB should be composed of architects and engineers representing each design and technical discipline appropriate for the project. Other personnel may include construction, customer and Resident Officer In Charge of Construction (ROICC) personnel. These members are identified well in advance of receiving the proposals. Once evaluated, the proposals and evaluations are submitted to the contracting officer who will determine which offerors will be selected to submit Phase Two Proposals, based on best technical approach and qualifications. As stated in the Federal Acquisition Reform Act of 1996, the number of offerors for Phase Two will be limited to five unless "a specified number greater than 5 is in the Government's interest and is consistent with purposes and objectives of the two-phase selection process" (Federal Reform 4105).

Step Three: Request for Proposal (RFP) and Phase Two Proposal

Once the successful offerors have been selected, the government will issue an RFP. Unlike the proposal submitted in Phase One, the Phase Two Proposal will be evaluated on both technical and cost or price factors. These factors and various other information will be included in the RFP.

Request for Proposal (RFP)

The RFP will include a narrative description of the project, the design-build process and its purpose. Table 4-4 provides a list of elements that may be included in the RFP.

Table 4-4: Request for Proposal (RFP) Elements

1) Indicate that the construction contract will be awarded based on price/quality and not on low price alone;
2) Indicate tentative dates or blocks of time anticipated for the major steps of the procurement;
3) Briefly describe the content and organization of the RFP and tell how an offeror is to use the document. The RFP should indicate that the criteria listed is the minimum accepted and that proposals having higher quality features will be scored accordingly;
4) Clearly describe the offeror's latitudes and constraints;
5) Inquiries and clarifications of RFP provisions;
6) A checklist of submittal requirements;
7) Require information demonstrating that architects and engineers working on the design development are qualified and properly certified or registered in their profession;
8) Limit the size of proposals to the number of pages necessary to respond to the RFP (usually 200 single sided pages, size 8 ½" x 11");
9) Ask for a breakdown of the contractors price;
10) Include Government Estimate form for modifications and require contractor to fill in percentage and use them for all changes;
11) Limit the evaluation criteria to only those significant factors that truly discriminate among proposers;
12) Define Payment Process for Design Services;
13) Slate Contractor Pre-design and Pre-construction Conferences.

Source: Southern Division, Naval Facilities Engineering Command Design-Build Guide, 1996

Besides the above-mentioned elements, the RFP will include the Basis for Design and the Project Specifications. Both of these will be written using the Construction Specifications Institute (CSI) UNIFORMAT to allow easy transition from one to the other. The Project Specifications may be a combination of performance and prescriptive specifications with an emphasis placed on the performance requirements whenever

possible. This is commonly referred to as a performance-oriented specification (Southern 5-6). The one thing to remember when writing performance requirements or criteria is that they must be enforceable and conformance to the specifications must be verifiable. As a rule performance-oriented specifications, national model building code, industry design standards, and industry consensus standards should be used to the greatest extent possible.

After the RFP has been sent to the Phase Two offerors and prior to Phase Two proposals being due (usually within the first one-third of the proposal period), the Government may hold a pre-proposal conference. It is at this conference that discussions on any procedural, technical or functional issues will take place. It also allows prospective offerors an opportunity to clarify their vision, and functional and technical requirements of the project. All information discussed is recorded and amended to the RFP. This conference is usually held at the site so that a site visit may be conducted during the conference.

Phase Two Proposal

At the end of the proposal period, all prospective offerors must have submitted their proposal to the designated contracting officer listed in the RFP. Late proposals are not accepted except as noted in the FAR. When submitting the proposal, the offerors are required to submit their technical and price proposals in separately sealed packages. At this point, a Price Evaluation Board (PEB) and a Technical Evaluation Board (TEB) will evaluate the respective proposal. The PEB and TEB are made up of different individuals and are not permitted to share information. The PEB is generally comprised of a contract

specialist and a cost engineer. The TEB can be comprised of the same people as in the Phase One TEB.

At the start of Phase Two proposal evaluation, all offerors are considered equal. The results from Phase One evaluations have no impact on Phase Two. The price proposal is to be evaluated on a Total Evaluated Price (TEP), which is equal to the following equation:

TEP = Base Work Price + Estimated Cost of Change Work +/- Completion Schedule Adjustment

The Completion Schedule Adjustment (CSA) is based on the addition or subtraction of liquidated damages depending on the contractors' completion schedule. If the contractor finishes prior to the Government's completion date, the CSA is a negative value. The technical proposal is evaluated on four factors, Table 4-5. The same rating system from Phase One is used in Phase Two for both the price and technical proposal.

Table 4-5: Technical Evaluation Factors for Phase Two

1) Past Performance;
2) Technical Qualifications;
3) Technical Solution
   a) Basis of design narrative describing all major building/site systems
   b) Conceptual site plan sketches or drawings
   c) Conceptual building design sketches or drawings including floor plan(s),elevations and building sections
   d) Sustainable design features that will be provided for the project based on the life cycle cost of constructing, owning and operating the facility
4) Small Business Subcontracting Effort

Source: The Future of Facilities Acquisition in Kings Bay, Mayport, NAS JAX, and Key West, 1998

Once the PEB and TEB have completed their evaluations, the proposals and evaluations are submitted to the Source Selection Authority, i.e. the agency contracting officer (Intermediate 1:M-11). At this point, the contracting officer will determine whether to award the contract without discussions or to establish a competitive range and conduct discussions. The contracting officer must question whether there is a need to discuss technical and management factors before making the award. The purpose of discussions, which can be written or oral, is to disclose proposal deficiencies to offerors in such a way as to permit correction. This ensures the Government is receives the best proposals possible and maximizes competition. If discussions are not needed, the contracting officer awards the contract based on the original proposals. If discussions are needed, they are conducted with each offeror who is in the competitive range and the contracting officer awards the contract based on the Final Revised Proposal, formerly known as Best and Final Offer (BAFO).

Step Four: Administration of Contract

The final step in the two-phase design-build process is the administration of the contract, which includes both design and construction activities. The area Resident Officer in Charge of Construction (ROICC) Office usually handles this part of the process. In the final step, the main difference between the design-build process and the D/B/B process is in actual design of the project. All other areas, to include the construction and post-construction requirement, remain the same.

One of the first actions taken by the ROICC Project Manager (PM) is to conduct a Pre-Design Conference with the contractor's designers and other participating design

agency staff. Topics that maybe covered in the Pre-Design Conference are listed in Table 4-6.

Table 4-6: Pre-Design Conference Topics

1) Standard provisions of the contract;
2) Environmental considerations;
3) Project schedule;
4) Design review process and approval provisions;
5) Modifications;
6) Value Engineering (VE) proposal;
7) Payment process and approval provisions;
8) Communication;
9) Partnering;
10) Meetings;
11) Post Construction-Award Services (PCAS)

Source: Southern Division, Naval Facilities Engineering Command Design-Build Guide, 1996

Even though the design party that developed the solicitation and RFP usually handles the actual review of the design, the PM must ensure that the design is in compliance with the RFP. In the design-build process, a partnership is developed with the contractor and their design team. Because of this partnership the Government only accepts the design vice approving it.

CHAPTER FIVE
WHAT IS A DESIGN –BUILD ORDER CONTRACT?

Definition

The Design-Build Order Contract (DBOC) is defined as a new Contract vehicle that implements and enhances two-phase Design-Build authority. It is an Indefinite Quantity (IDQ) Construction Contract made up of multiple contractors who compete design-build task orders based on Request For Proposals (RFPs) (Future 69).

Parameters

The DBOC is very specific in nature. DBOC can only be used for General Building Types. Its scope of work is limited to the new construction/addition/alteration of administrative, training, bachelor enlisted quarters (BEQ) or bachelor officer quarters (BOQ) and community facilities (Future 69). DBOC is not intended for specialty/unique design needs such as piers, base utilities and complex facilities. Besides being limited in scope, the Task Orders (projects) are limited to $1-15 million, with a total not to exceed $200 million. Due to the dollar value of most Task Orders, small businesses tend to be only sub-contractors on projects under DBOC.

When a DBOC is awarded, three Design-Build Contractor/Firms are retained. These successful contractors are each awarded an IDQ contract for four years (one Base year and three option years). Each contractor will submit a proposal on each task order, which is Firm Fixed Price. The award of the task orders will be based on Best Value or Lowest Price-Technically Acceptable. Each IDQ contract has a minimum guarantee of $20,000, which will be given to the unsuccessful offerors of Phase Two.

Geographical Regions

Presently DBOC is being tested in SOUTHDIV's Area of Responsibility (AOR). This are includes 26 States with 197 Navy Activities (Appendix A). SOUTHDIV's customers include the Navy, Army, Air Force, State Department and Coast Guard. Based on the above-mentioned parameters and estimated future work, SOUTHDIV divided up its AOR into six geographical regions that will administer DBOC. The regions and their perspective award dates are listed in Table 5-1.

Table 5-1: DBOC Geographical Regions and Estimated Award Dates

South Carolina	September 1998
Florida/Kings Bay, Georgia	May 1999
Crane, Indiana	February 1999
Engineering Field Activity Midwest	March 1999
Mississippi	May 1999
Texas/West Louisiana	Pending

Source: NAVFACENGCOM DBOC Presentation, 1998

CHAPTER SIX
THE DESIGN-BUILD ORDER CONTRACT (DBOC) PROCESS

The Design-Build Order Contract (DBOC) process is very similar to the two-phase design-build process. The main difference is in the actual awarding of the contract and the amount of time required to award a Task Order. In the step 3 of the design-build process, the one design-build contract is awarded after the Phase Two proposals are evaluated. In the DBOC process, 3-5 IDQ contracts are awarded to the successful offerors after the Phase One proposals are evaluated. Only the successful offerors will be allowed to bid on the numerous Task Orders (TOs) as they are developed. This final step is repeated until all TOs are completed or the IDQ contracts are completed. Phase One is not repeated in the DBOC process, thus saving time in the procurement of a project. This can be a saving of 30-90 days. The typical DBOC process is shown in Figure 6-1.

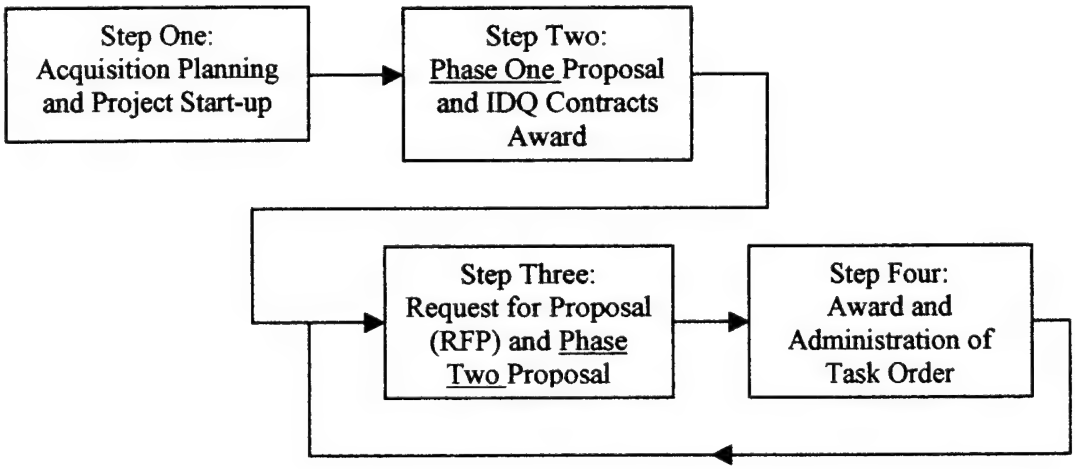


Figure 6-1: Typical Design-Build Order Contract (DBOC) Process

Step One: Acquisition Planning and Project Start-up

This process is the same for both the two-phase design-build process and the DBOC process, see page 9.

Step Two: Phase One Proposal and IDQ Contract Award

In this step of the DBOC process, the main purpose is to select the best contractors based on their technical qualifications and other criteria. Upon selection, 3-5 contractors are then awarded individual IDQ contracts. In order to determine the best contractors a Request for Qualifications (RFQ) is contained in the initial solicitation. The evaluation factors for Phase One proposals (Appendix D) will include past performance of design and construction team, technical qualifications, management approach and Small Business contracting effort. Just like in the design-build process, price or cost information will not be evaluated at this time. The TEB for Phase One proposals will use the same adjective rating as the design-build process. After evaluation of the proposals, the contracting officer will award IDQ contracts to 3-5 contractors. The IDQ contracts will be for one base year and three option years with a minimum guarantee.

Step Three: Request for Proposal (RFP) and Phase Two Proposal

In the third step of the DBOC process, the Government will develop a Request for Proposal (RFP) in the same way as in the design-build process. An RFP, which is based on a performance specification (Appendix E), will be developed for each Task Order (TO) that will be awarded. Even though the IDQ contracts are awarded individually, all successful contractors are entitled to bid on each Task Order. From this point on, the

process follows that of the design-build process: Pre-proposal conference, proposal evaluation based on price and technical factors (Appendix F) written or oral discussions if needed, evaluation of Final Revised Proposals, and award of contract. The contract award for each TO will be made to the successful offeror. The remaining contractors will receive the minimum guarantee. Step 3 is then repeated for the next TO. Table 6-1 shows a sample time frame for a DBOC Task Order (NAVFACENGCOM 19).

Table 6-1: Sample DBOC Task Order

• Prepare RFP for Project	60-90 days
• Issue RFP	Day 1
• Station Pre-Proposal Conference	Day 14
• Receive Proposals	Day 42
• Evaluate Proposals	Day 60
• Discussions	Day 75
• Final Revised Proposals	Day 80
• Award Task Order	Day 90
Total Duration	150-180 days

Source: NAVFACENGCOM DBOC Presentation, 1998

Step Four: Award and Administration of Task Orders

This process is the same for both the two-phase design-build process and the DBOC process except that this process is repeated until all TOs are completed or until the IDQ contracts have been completed.

CHAPTER SEVEN
CURRENT PROJECTS AND STATUS

Since the DBOC process is fairly new and must regions have not or are in the process of awarding their initial DBOC, project information is very limited. The DBOC with the most data is from the South Carolina region.

South Carolina Design-Build Order Contract (Varn)

The South Carolina Design-Build Order Contract (SC DBOC) was awarded on 29 September 1998 to the following contractors:

1) J A Jones Management Services/Lockwood Greene
   (Contract No. N62467-98-R-0690)

2) L C Gaskins/ KBJ Architects
   (Contract No. N62467-98-R-1036)

3) Bill Harbert Construction/Glick-Boehme
   (Contract No. N62467-98-R-1122)

The Task Orders that have been awarded to date and pending Task Orders are listed in Tables 7-1 and 7-2, respectively. Table 7-3 provides the actual award timeline for Task Order 1, BEQ IV; and Task Order 2, Combat Vehicle Maintenance Facility. As can be seen from Table 7-3, the award of Task Orders 1 and 2 only took a total of 120 days. Both Task Orders were awarded to J A Jones/ Lockwood Greene. The other two contractors received the $20,000 guarantee. So far SOUTHDIV has received no change orders or protests from unsuccessful offerors.

Table 7-1: Awarded Task Orders

Task Order #	Project Description	Award Amount	Contractor
1	BEQ Phase IV, MCAS Beaufort, SC	$12.4 Million	J A Jones/Lockwood Greene
2	Combat Vehicle Maintenance Facility, MCAS Beaufort, SC	$2.15 Million	J A Jones/Lockwood Greene
3	Hangar 729 Renovation	$3 Million	
4	C17 Life Support Facility	$4 Million	
5	Multi-Maintenance Facility, CEGA Charleston, SC	$2.8 Million	

Source: Fred Varn, DBOC Program Manager, 1999

Table 7-2: Planned Task Orders

Task Order #	Project Description	Government Estimate	Target Date
6	Female Recruit Barracks Parris Island, SC	$7 Million	July 1999
7	Mess Hall, Parris Island, SC	$6.9 Million	July 1999
8	BRAC Additions, MCAS Beaufort, SC	$7 Million	August 1999
9	Armory Facility, MCAS Beaufort, SC	$1.4 Million	December 1999
10	Corrosion Control Facility, MCAS Beaufort, SC	$8 Million	December 1999

Source: Fred Varn, DBOC Program Manager, 1999

Table 7-3: Task Orders 1 and 2 Award Timeline

• Design-Build Forum	27 May 98	
• Issue Phase One Request for Qualifications (RFQ)	02 Jun 98	51 days
• Phase One Qualifications Due	02 Jul 98	
• Business Clearance Approved	22 Jul 98	
• Issue Phase Two RFP	22 Jul 98	69 days
• Pre-Proposal Conference	05 Aug 98	
• Phase Two Proposal Received	01 Sep 98	
• Discussions	12-23 Sep 98	
• Final Revised Proposal	24 Sep 98	
• Award Seeds + 2 IDQ Minimum Guarantees	29 Sep 98	

Source: NAVFACENGCOM DBOC Presentation, 1998

CHAPTER EIGHT
CONCLUSIONS AND RECOMMENDATIONS

Conclusions

This report has shown that design-build contracts tend to save money and to shorten both delivery and construction time. Table 8-1 shows an execution timeframe comparison between a conventional design-bid-build and a design-build contract. As can be seen, a typical design-build project can save up to five months in the designing and awarding of a project alone. Additional time can be saved in the construction due to the integrated design and construction teams.

Table 8-1: Execution Comparison

♦Conventional D/B/B		♦ Design/Build	
Action	Months	Action	Months
• Design	9-12	• Prepare RFP	2-3
• Award	2-13	• Award	2-3
Total Time to Award	**11-15**	Time to Award	4-6
		• Finish Design	2-4
		Total Time	**6-10**
• Construct		• Construct	

Source: NAVFACENGCOM DBOC Presentation, 1998

With the implementation of the Federal Acquisition Reform Act of 1996, the United States Government is now allowed to pre-qualify contractors. This pre-qualification enables the Government to eliminate potential contractors who are not technically qualified to perform the work while at the same time reducing the number of potential offerors to an acceptable and manageable level. The Phase One and Two

evaluation factors reflect factors that owners, both civilian and government, tend to expect from their contractors. Factors such as past performance, technical qualifications, and management plans are now becoming the norm in project specifications. The two-phase design-build process has all of the advantages of a regular design-build contract and adds the guarantee of a qualified contractor to perform the work.

With the addition of the Design-Build Order Contract (DBOC), SOUTHDIV is able to award various projects (i.e. Task Orders) in a relatively short time to qualified and proven contractors. Due to the nature of DBOC, the time usually needed to select potential offerors has been reduced to a one-time event. After award of the initial IDQ contracts, a task order can be awarded in as short as 90 days. Even with a limited scope and dollar value, the DBOC has been a success. It appears DBOC may be the next step in design-build.

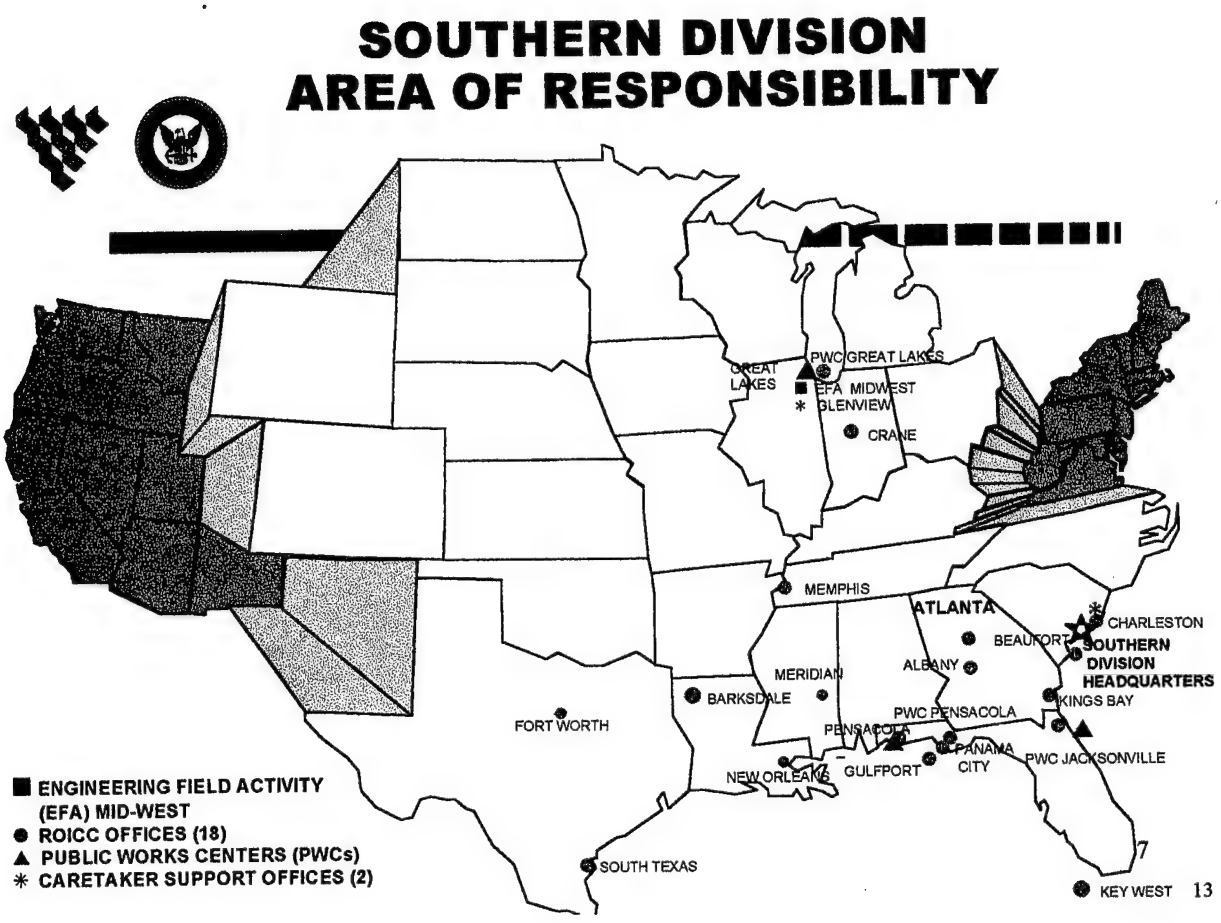
Recommendations

The only recommendation that may be offered is to leave DBOC with a limited scope and dollar value. Because of the limitations, the Government must use other contracting methods to procure other projects. This allows contractors, especially small-businesses, to receive their "fair share" of Government work. If the scope and dollar value were expanded, the Government would receive protests, reduce competition and even put some contractors out of business. In the "big" picture, DBOC is and will be successful due to its limited scope and dollar value. Until more data can be completed from awarded and completed DBOCs, DBOC should remain unchanged.

APPENDIX A:

SOUTHERN DIVISION
AREA OF RESPONSIBILITY

APPENDIX A


SOUTHERN DIVISION
AREA OF RESPONSIBILITY
GREAT LAKES
PWC GREAT LAKES
EFA MIDWEST
GLENVIEW
CRANE
MEMPHIS
ATLANTA
BEAUFORT
CHARLESTON
SOUTHERN DIVISION HEADQUARTERS
ALBANY
MERIDIAN
BARKSDALE
KINGS BAY
PWC PENSACOLA
PENSACOLA
PANAMA CITY
PWC JACKSONVILLE
NEW ORLEANS
GULFPORT
FORT WORTH
SOUTH TEXAS
KEY WEST
13
ENGINEERING FIELD ACTIVITY (EFA) MID-WEST
ROICC OFFICES (18)
PUBLIC WORKS CENTERS (PWCs)
CARETAKER SUPPORT OFFICES (2)

APPENDIX B:

SAMPLE SOLICITATIONS

SOLICITATION, OFFER, AND AWARD (Construction, Alteration, or Repair)	1. SOLICITATION NO.	2. TYPE OF SOLICITATION	3. DATE ISSUED	Page of Pages
	N62467- 98-R-0690	☐ SEALED BID (IFB) ☒ NEGOTIATED (RFP)	07-16-98	Page 1 of 3

IMPORTANT — The "offer" section on the reverse must be fully completed by offeror.

4. CONTRACT NO.	5. REQUISITION/PURCHASE REQUEST NO	6. PROJECT NO.
N62467-		

7. ISSUED BY: CODE	8. ADDRESS OFFER TO
COMMANDING OFFICER, SOUTHERN DIVISION NAVAL FACILITIES ENGINEERING COMMAND P. O. BOX 190010 NORTH CHARLESTON, SC 29419-9010	SAME AS BLOCK 7

9. FOR INFORMATION CALL:	A. NAME	B. TELEPHONE NO. (Include area code) (NO COLLECT CALLS)
	[redacted]	[redacted]

SOLICITATION

NOTE: In sealed bid solicitations "offer" and "offeror" means "bid" and "bidder."

10. THE GOVERNMENT REQUIRES PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS (Title, identifying no., date):

TITLE:

SOLICITATION NO: N62467- 98-R-0690

SOUTH CAROLINA DESIGN BUILD ORDER CONTRACT

DATED : 16 JULY 98

THIS PROCUREMENT IS FOR ONE REQUEST FOR PROPOSAL RESULTING IN THE AWARD OF THREE INDEFINITE DELIVERY INDEFINITE QUANTITY (IDIQ) DESIGN BUILD CONSTRUCTION CONTRACTS TO THE RESPONSIBLE PROPOSERS WHOSE PROPOSAL, CONFORMING TO THE RFP, WILL BE MOST ADVANTAGEOUS TO THE GOVERNMENT RESULTING IN THE BEST VALUE, PRICE AND OTHER FACTORS CONSIDERED.

SEED PROJECTS TO BE AWARDED INCLUDE THE FOLLOWING:

1. N62467-98-D-0690, BEQ PHASE IV, MCAS,BEAUFORT, SC

2. N62467-96-D-0688, COMBAT VEHICLE MAINTENANCE FACILITY, MCAS, BEAUFORT, SC

A THIRD CONTRACT N62467-98-D-1036 WILL BE AWARDED WITH A MINIMUM GUARANTEE OF $100,000.00

EACH CONTRACT WILL BE FOR ONE BASE YEAR WITH TWO ONE-YEAR OPTIONS. THE TOTAL THREE YEAR (BASE YEAR AND 2 OPTIONS) ESTIMATED CONSTRUCTION COSTS FOR ALL THREE IDIQ CONTRACT IS NTE $200,000,000.00

THIS SOLICITATION IS ADVERTISED AS UNRESTRICTED

ALL INQUIRES CONCERNING THE TECHNICAL ASPECTS OF THE ATTACHED SPECIFICATION "MUST BE SUBMITTED IN WRITING," AND MUST BE RECEIVED AT LEAST FIFTEEN (15) DAYS IN ADVANCE OF THE BID OPENING DATE IN ORDER TO PERMIT ADEQUATE TIME TO REPLY TO THE INQUIRY. YOU MAY FAX IN YOUR TECHNICAL QUESTIONS TO THE ATTENTION OF CODE [redacted] AT NUMBER [redacted]

11. The Contractor shall begin performance within _____ calendar days and complete it within _____ calendar days after receiving ☐ award, ☒ notice to proceed. This performance period is ☐ mandatory, ☐ negotiable. (See SECTION 00720) FAR 52.211-10

12A. THE CONTRACTOR MUST FURNISH ANY REQUIRED PERFORMANCE AND PAYMENT BONDS? (If "YES," indicate within how many calendar days after award in Item 12B.)	12B. CALENDAR DAYS
☒ YES ☐ NO	15

13. ADDITIONAL SOLICITATION REQUIREMENTS:

A. Sealed offers in original and 3 copies to perform the work required are due at the place specified in Item 8 by 2:00 PM (hour) Local time 28 AUG 98 (date). If this is a sealed bid solicitation, offers must be publicly opened at that time. Sealed envelopes Containing offers shall be marked to show the offeror's name and address, the solicitation number, and the date and time offers are due.

B. An offer guarantee ☒ is, ☐ is not required.

C. All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by reference.

D. Offers providing less than 60 calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.

AND AWARD (Construction, Alteration, or Repair)	N62467- 98-R-0690	☐ SEALED BID (IFB) ☒ NEGOTIATED (RFP)	06-02-98	Page 1 of 2

IMPORTANT — The "offer" section on the reverse must be fully completed by offeror.

4. CONTRACT NO	5. REQUISITION/PURCHASE REQUEST NO.	6. PROJECT NO.
N62467-		

7. ISSUED BY CODE	8. ADDRESS OFFER TO
COMMANDING OFFICER, SOUTHERN DIVISION NAVAL FACILITIES ENGINEERING COMMAND P. O. BOX 190010 NORTH CHARLESTON, SC 29419-9010	SAME AS BLOCK 7

9. FOR INFORMATION CALL:	A. NAME	B. TELEPHONE NO. (Include area code) (NO COLLECT CALLS)
	[redacted]	[redacted]

SOLICITATION

NOTE: In sealed bid solicitations "offer" and "offeror" means "bid" and "bidder."

10. THE GOVERNMENT REQUIRES PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS (Title, identifying no., date):

TITLE:
SOUTH CAROLINA DESIGN
BUILD CONTRACT

SOLICITATION NO: N62467- 98-R-0690

DATED: 02 JUNE 98

THE SUCCESSFUL CONTRACTOR WILL FURNISH A CONTRACTOR QUALITY CONTROL(QC) PLAN IN ACCORDANCE WITH THE SOLICITATION, WITHIN 15 CALENDAR DAYS AFTER AWARD.

ESTIMATED COST: OVER 10 MILLION

THIS PROJECT IS UNRESTRICTED.

ALL INQUIRES CONCERNING THE TECHNICAL ASPECTS OF THE ATTACHED SPECIFICATION "MUST BE SUBMITTED IN WRITING," AND MUST BE RECEIVED AT LEAST FIFTEEN (15) DAYS IN ADVANCE OF THE BID OPENING DATE IN ORDER TO PERMIT ADEQUATE TIME TO REPLY TO THE INQUIRY. YOU MAY FAX IN YOUR TECHNICAL QUESTIONS TO THE ATTENTION OF CODE [redacted] AT NUMBER [redacted]

11. The Contractor shall begin performance within _____ calendar days and complete it within _____ calendar days after receiving ☐ award, ☐ notice to proceed. This performance period is ☐ mandatory, ☐ negotiable. (See SECTION 00720 FAR 52.211-10)

12A. THE CONTRACTOR MUST FURNISH ANY REQUIRED PERFORMANCE AND PAYMENT BONDS? (If "YES," indicate within how many calendar days after award in Item 12B.)	12B. CALENDAR DAYS
☒ YES ☐ NO	15

13. ADDITIONAL SOLICITATION REQUIREMENTS:

A. Sealed offers in original and 3 copies to perform the work required are due at the place specified in Item 8 by 2:00 PM (hour) Local time 02 JULY 98 (date). If this is a sealed bid solicitation, offers must be publicly opened at that time. Sealed envelopes Containing offers shall be marked to show the offeror's name and address, the solicitation number, and the date and time offers are due.

B. An offer guarantee ☒ is, ☐ is not required.

C. All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by reference.

D. Offers providing less than 60 calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.

APPENDIX C:

SAMPLE STATEMENTS OF WORK (SOW)

SECTION 01110

SUMMARY OF WORK
12/96

PART 1 GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

1.1.1 Project Description

The work includes construction of a Batchelor Enlisted Quarters and incidental related work.

1.1.2 Location

The work shall be located at the Marine Corps Air Station, Beaufort, SC, approximately as indicated. The exact location will be shown by the Contracting Officer.

1.2 EXISTING WORK

In addition to "FAR 52.236-9, Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements":

a. Remove or alter existing work in such a manner as to prevent injury or damage to any portions of the existing work which remain.

b. Repair or replace portions of existing work which have been altered during construction operations to match existing or adjoining work, as approved by the Contracting Officer. At the completion of operations, existing work shall be in a condition equal to or better than that which existed before new work started.

1.3 LOCATION OF UNDERGROUND FACILITIES

Obtain digging permits prior to start of excavation. Scan the construction site with electromagnetic or sonic equipment, and mark the surface of the ground where existing underground utilities are discovered. Verify the elevations of existing piping, utilities, and any type of underground obstruction not indicated or specified to be removed but indicated or discovered during scanning in locations to be traversed by piping, ducts, and other work to be installed. Verify elevations before installing new work closer than nearest manhole or other structure at which an adjustment in grade can be made. Perform toning where indicated or shown by the Contracting Officer.

1.3.1 Notification Prior to Excavation

Notify the Contracting Officer at least 48 hours prior to starting excavation work.

1.4 PROJECT DRAWINGS

Project drawings consist of design drawings specifically prepared by the Contractor to meet RFP design/build requirements. Project drawings are the property of the Contracting Officer and shall not be used for any purpose other than that intended by the contract.
The list of Design Drawings prepared for this contract is attached at the end of this Section.

PART 2 PRODUCTS

Not used.

SECTION 01110

SUMMARY OF WORK
12/96

PART 1 GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

1.1.1 Project Description

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In addition to "FAR 52.236-9, Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements":

a. Remove or alter existing work in such a manner as to prevent injury or damage to any portions of the existing work which remain.

b. Repair or replace portions of existing work which have been altered during construction operations to match existing or adjoining work, as approved by the Contracting Officer. At the completion of operations, existing work shall be in a condition equal to or better than that which existed before new work started.

1.3 LOCATION OF UNDERGROUND FACILITIES

Obtain digging permits prior to start of excavation. Scan the construction site with electromagnetic or sonic equipment, and mark the surface of the ground where existing underground utilities are discovered. Verify the elevations of existing piping, utilities, and any type of underground obstruction not indicated or specified to be removed but indicated or discovered during scanning in locations to be traversed by piping, ducts, and other work to be installed. Verify elevations before installing new work closer than nearest manhole or other structure at which an adjustment in grade can be made. Perform toning where indicated or shown by the Contracting Officer.

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Notify the Contracting Officer at least 48 hours prior to starting excavation work.

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Project drawings consist of design drawings specifically prepared by the Contractor to meet RFP design/build requirements. Project drawings are the property of the Contracting Officer and shall not be used for any purpose other than that intended by the contract.
The list of Design Drawings prepared for this contract is attached at the end of this Section.

PART 2 PRODUCTS

Not used.

APPENDIX D:

SAMPLE PHASE ONE EVALUATION FACTORS

SECTION 00909
EVALUATION FACTORS FOR AWARD

PART I GENERAL

1.1 GENERAL OVERVIEW

This procurement is for one solicitation resulting in the award of three Indefinite Delivery/Indefinite Quantity (IDIQ) Design-Build contracts. The Two Phase Design-Build Request for Proposal procedures will be utilized for this procurement. The work will primarily consist of general building type projects (new construction and renovations) including administrative, training, dormitory, and community support facilities for Department of Defense activities in the state of South Carolina managed by Southern Division, Naval Facilities Engineering Command. The work will be concentrated at, but not limited to the following locations: Naval Weapons Station, Goose Creek, SC; Charleston Air Force Base, Charleston, SC; Shaw Air Force Base, Sumter, SC; Marine Corps Air Station, Beaufort, SC; Marine Corps Recruit Depot, Parris Island, SC; and Naval Hospital, Beaufort, SC. This solicitation will result in the award of three indefinite quantity design-build contracts with firm fixed price delivery orders. The estimated value for all three contracts is $85 million with a total maximum not-to-exceed amount of $200 million. Each contract will be for one base year and three option years. The anticipated range for each task order is between $1,000,000 and $15,000,000 with most task orders falling in the range of $3,000,000 to $5,000,000. After award of the initial contracts, the three successful offerors will compete for task orders based on either Best Value to the Government or Lowest Price Technically Acceptable. The three successful offerors will be encouraged to submit technical and price proposals on all future task orders. Lack of participation may result in the Government not exercising the option for extending the contract. Participation in the pre-proposal conference or site visits for future task orders will be the responsibility of the offeror and are not directly reimbursable by the Government. Task orders will require multi-disciplined design services in all aspects of general building construction for new and renovation projects. All key professional disciplines should be registered and/or certified in the state of South Carolina.

1.2 NOTICE TO PROPOSERS

This solicitation is formatted as a Request for Proposal in accordance with the requirements designated by sections of the FAR 15.203 and P-68 for a negotiated procurement utilizing the recently authorized Two-Phase Design-Build selection procedures of FAR 36.3. The award of this procurement will be accomplished using the Source Selection Procedures that result in the **BEST VALUE** to the Government.

IT IS THE INTENT OF THE GOVERNMENT TO AWARD A TOTAL OF THREE CONTRACTS, TWO WITH SEED PROJECTS IDENTIFIED IN THIS SOLICITATION AND ONE WITH A MINIMUM GUARANTEE.

The Government reserves the right to reject any or all proposals at any time prior to award; to negotiate with any or all offerors; to award the contract to other than the offeror submitting the lowest total price; and to award to other than the offeror submitting the highest technically rated; and to award to the offeror submitting the proposal determined by the Government to be the most advantageous (best value) to the Government. **OFFERORS ARE ADVISED THAT THE GOVERNMENT INTENDS TO MAKE AN AWARD IN PHASE II WITHOUT DISCUSSION OR ANY CONTACT CONCERNING THE PROPOSALS RECEIVED.** Phase II proposals will be requested initially on the most favorable price and technical terms. Offerors should not assume that they would be contacted or afforded an opportunity to qualify, discuss, or revise their proposals. However, the Government reserves the right to clarify certain aspects of proposals or conduct discussions providing an opportunity for the offeror to revise its proposal. **THE GOVERNMENT INTENDS TO AWARD THREE (3) IDIQ CONTRACTS BUT RESERVES THE RIGHT TO AWARD TWO (2) FIRM FIXED PRICE CONTRACTS COVERING ONLY THE TWO SEED PROJECTS IDENTIFIED BELOW:**

1.3 DESCRIPTION OF SEED PROJECTS AND PROPOSAL EVALUATION

1.3.1 Seed Projects: Two funded seed projects have been identified as follows:

Project Title	Location	Contract Number
1) BEQ Phase IV	**MCAS, Beaufort**	**N62467-98-D-0690**
2) Combat Vehicle Maintenance Facility	**MCAS, Beaufort**	**N62467-98-D-0688**

A third contract (N62467-98-D-1036) will be awarded with a minimum guarantee of $200,000.

a) BEQ-Phase IV - This project consists of the design and construction of a new 8,440 SM BEQ for 211 two-person rooms, with adjoining private bathroom. The construction shall consist of a three story, reinforced concrete masonry block building with split-faced concrete block facing, pile foundation and precast concrete floors, sloped standing seam metal roof, thermally efficient windows and doors, HVAC, fire protection system, utilities, telephone system with intercom and PA, and cable TV connection. The project shall include lounges, laundry, storage, vending area, and mechanical equipment with Direct Digital Control (DDC), parking, paving, site improvement and demolition. The structure must be designed to meet the criteria imposed by Seismic Zone 3 conditions. Comprehensive Interior Design (CID) is required for this project. CID is the complete coordination of conventional furniture and furnishings with the building design. All furniture and furnishings will be specified by the Government. The target cost for this project is $13,500,000.00.

b) Combat Vehicle Maintenance Shop – This project consists of renovation of third bay oil change pit, a high bay addition to the Construction Weight Handling Equipment Shop (Building 1064) including a battery charging station, an outside generator testing facility, separate small battery charging station, partial renovation of Building 780, replacement of sub-standard roofing system on Buildings 780, 1064, and 1068, replacement of asphaltic pavement with concrete pavement, and miscellaneous sheds. The target cost for this project is $2,100,000.00.

1.3.2 Initial Proposal Evaluation: Phase I of this procurement will result in a narrowing of offerors to 3 to 5 firms based on Phase I evaluation factors that include: (1) Past Performance, (2) Technical Qualifications (3) Management Approach, and (4) Small Business Subcontracting Effort. A maximum of five (5) firms will be selected to submit Technical and Price proposals for Phase II. A competitive range determination will be made for this solicitation which will be based on technical and price and will include all of the most highly rated proposals from Phase II unless the range is further reduced for purposes of efficiency. For evaluation purposes only in determining the competitive range, the Government will calculate the total price proposal as the sum of the seed projects plus the change order mark-up rates/extended overhead. After a competitive range determination is made and final proposal revisions (if necessary) are received, a best value award decision will be made based on the individual seed projects. Offerors are required to submit technical and price proposals for each seed project, however, only one seed project award per offeror will be made. The Government will award seed projects based on the most advantageous combination of price and technical factors that result in the overall best value award to the Government. **Offerors are advised that the Government intends to itemize project priorities through the use of option items in order to assist offerors in developing proposals within the stated target costs.**

If discussions are required, they will be conducted with each proposer in the competitive range. At the conclusion of discussions, each proposer still in the competitive range will be given an opportunity to submit a final proposal revision.

1.3.3 Subsequent Task Orders: All three contractors will compete on subsequent task orders. Each awarded task order will site a specific completion date and associated liquidated damages. Subsequent task orders may be awarded on either the best value continuum or low price, technically

acceptable. If the government decides to issue the task order as a best value, award factors will vary depending on the unique requirements for each task order. Should one of the three IDIQ contractors be unable to competitively secure a task order to meet the minimum guarantee, then the Government reserves the right to negotiate a task order with only that offeror.

PART 2 PHASE I - REQUEST FOR PROPOSAL (RFP) REQUIREMENTS

2.1 PHASE I EVALUATION FACTORS

The most highly qualified offerors (3-5 with a maximum of 5) from Phase I will advance to Phase II. The areas of consideration for evaluation of proposals for Phase I are detailed below and listed in descending order of importance:

Factor A	**Past Performance**
	1. Design Team
	2. Construction Team
Factor B	**Technical Qualifications**
	1. Design Team
	2. Construction Team
Factor C	**Management Approach**
Factor D	**Small Business Subcontracting Effort**

The specification gives specific requirements to be addressed by the offeror for each of the evaluation factors and general requirements for submitted proposals. Each offeror is directed to discuss each of the principal elements herein. **NO PRICE INFORMATION SHOULD BE SUBMITTED WITH THE PHASE I INFORMATION.**

Offerors shall submit an original and five (5) copies of the Phase I Technical Proposal requirements. Offerors are advised to provide clear and concise proposals not to exceed 100 single sided pages of 8 ½ x 11 size with 12 pitch. In addition, catalogue cuts, brochures or other pre-printed material may be submitted as long as this material does not exceed the 100 page limitation.

The following should be used as a guide in determining **Overall Technical Acceptability** of each proposal.

EXCEPTIONAL (E)	The proposal exceeds the requirements of the RFP and provides an exceptional or outstanding approach which fully satisfies the Government's requirements. A complete understanding of the solicitation is demonstrated. Selection for Phase II may be made without exchanges with the offeror.
ACCEPTABLE (A)	The proposal fully satisfies the requirements of the RFP and demonstrates a good understanding of the solicitation. The offeror has adequately addressed all of the technical elements requested by the RFP.
MARGINAL (M)	The proposal does not fully meet the requirements of the RFP. Weaknesses are identified which would indicate an insufficient understanding of the RFP requirements. With minor revisions or clarifications, the proposal has a reasonable chance of becoming technically acceptable.
UNACCEPTABLE (U)	The proposal fails to satisfy requirements of the RFP and the approach contains an unacceptable level of risk to the Government. Major deficiencies have been identified in the

proposal which are either not correctable or would require major revision/rewrite to the proposal, without which the proposal doesn't have a reasonable chance of becoming technically acceptable.

2.1.1 Technical Evaluation Factors The following gives a description of each evaluation factor.

FACTOR A: PAST PERFORMANCE

The Government will evaluate the quality of the offeror's past performance. This evaluation is separate and distinct from the Contracting Officer's responsibility determination. The assessment of the offeror's past performance will be used as a means of evaluating the relative capability of the offeror to successfully meet the requirements of the RFP. The Government reserves the right to obtain information for use in the evaluation of past performance from any and all sources including sources outside of the Government. Offerors lacking relevant past performance history will receive a neutral rating for past performance. However, the proposal of an offeror with no relevant past performance history, while rated neutral in past performance, may not represent the most advantageous proposal to the Government and thus, may be an unsuccessful proposal when compared to the proposals of other offerors. The offeror must provide the information requested below for past performance evaluation or affirmatively state that it possesses no relevant, directly related, or similar past performance.

*1. **Design Team:*** Submit past performance narratives for the firm(s) for up to five (5) projects that demonstrate design experience in performing work similar to that described in the general overview of the RFP. Include design awards, customer letters of commendation, etc., with points of contact and telephone numbers.

*2. **Construction Team:*** Submit past performance narratives for the firm for up to five (5) projects that demonstrate construction experience in performing work similar to that described in the RFP. Include awards, customer letters of commendation, etc., with points of contact and telephone numbers.

FACTOR B: TECHNICAL QUALIFICATIONS

*1. **Design Team:***

a. Submit key personnel staffing that demonstrates experience in the general requirements of the RFP. Provide qualifications and staffing capability to support projects that are similar in size, scope and complexity. Multiple design teams may be proposed to satisfy a variety of building types projected to be awarded during the term of this contract.

b. Name, qualifications and experience of asbestos designer(s). The person(s) responsible for preparing the asbestos design shall meet Environmental Protection Agency accreditation requirements of 40 CFR 763, Asbestos Model Accreditation Plan, as a project designer, and shall be appropriately licensed by the state in which the project is located.

c. Provide the following information for up to three (3) projects that incorporate sustainable design concepts: sustainable features and materials incorporated; benefits achieved (i.e. energy efficiency, efficient resources use; occupant productivity or health improvements, etc.); and industry standard computer program used to evaluate energy efficiency. Describe specialized experience of key personnel in sustainable design, including training, certifications, awards or experience with green building rating systems.

d. Describe up to three (3) partnering/teaming arrangements with construction teams.

*2. **Construction Team:***

a. Submit key personnel staffing that demonstrates experience in general project requirements. Provide qualifications and staffing capability to support this project.

b. Submit up to 3 partnering/teaming arrangements with design teams.

c. Submit Experience Modifier Ratio and OSHA Incident Rate for past 3 years. If there are extenuating circumstances concerning your rating, provide background information and references for validation.

d. Provide information for up to three (3) projects that demonstrates use of sustainable building materials, experience with reducing and recycling construction and demolition debris, and other construction methods that minimize environmental impact. Describe specialized experience of key personnel in sustainable construction methods and materials, including training, certifications, awards or experience with green building rating systems.

FACTOR C - MANAGEMENT APPROACH

Submit organizational structure for design and construction teams demonstrating contractual arrangements and lines of authority among key personnel. Demonstrate a commitment to participate in this solicitation showing an ability to respond to diversified and multiple task orders, access to a stable labor force, and purchasing system to assure best price and timely deliveries of materials.

FACTOR D: SMALL BUSINESS SUBCONTRACTING EFFORT

Phase I Past Subcontracting Performance – The offeror's performance will be evaluated based on demonstrated achievements in utilizing small, small disadvantaged and women owned small businesses in previous contracts.

a. Provide a list of the recent relevant projects showing the percentage of work subcontracted, in terms of the total project dollar value, to large, small, small disadvantaged, and women owned small businesses. Indicate a point of contact with the contracting authority.
b. Address any awards received for outstanding support to small, small disadvantaged, and women owned small businesses. Indicate when the awards were received.
c. Describe those outreach initiatives performed to identify small, small disadvantaged, and women owned small business, i.e., such as advertising in local news and trade magazines, participating in trade fairs and mentor protege agreements.
d. For large businesses, provide the most recently submitted SF 294s, "Subcontracting Report for Individual Contracts", or any other documentation showing compliance with the utilization of small, small disadvantaged, and women owned small businesses.

PART 3 PHASE II - REQUEST FOR PROPOSAL REQUIREMENTS

3.1 PHASE II EVALUATION FACTORS

A maximum of five (5) offerors will advance to Phase II. Phase II will be evaluated on the offerors' technical proposal and price proposal. Technical and price factors will be equal in significance. Offerors will be required to submit separate technical and price proposals for each seed project. Phase II Technical Evaluation Factors are listed below in descending order of importance:

Factor A – Past Performance (Same as Phase I)
Factor B – Technical Qualifications (Same as Phase I)
Factor C - Technical Solutions
1. **Team Identification**
2. **Design Solution Narratives**
3. **Conceptual Site Plans**
4. **Conceptual Building Designs**
5. **Sustainable Design Features**

Factor D – Small Business Subcontracting Effort

SPECIFIC PHASE II SUBMITTAL CRITERIA WILL BE ISSUED AS AN AMENDMENT TO THE SOLICITATION TO THE MOST HIGHLY QUALIFIED FIRMS SELECTED FROM PHASE I. A MAXIMUM OF FIVE (5) OFFERORS WILL ADVANCE TO PHASE II.

PART 4 SUBMITTAL REQUIREMENTS FOR PHASE I

Offerors shall submit as a minimum, the following:

A. SOLICITATION, OFFER, AND AWARD (Standard Form 1442)
   (1) Acknowledgement of all amendments to the solicitation that may be issued prior to the date specified for receipt of Phase I proposals.

B. REPRESENTATIONS AND CERTIFICATIONS (Section 00452)
   (1) Submit one fully executed document.

C. TECHNICAL PROPOSAL FOR PHASE I (Original and 5 copies)

NOTE: The information listed above under A and B shall be submitted in a separately sealed envelope from the technical information in C. The envelopes shall be clearly marked "RFP N62467-98-R-0690 ATTN: Code 0212KP. DO NOT OPEN IN MAIL ROOM."

APPENDIX E:

SAMPLE PERFORMANCE SPECIFICATIONS

SECTION A1000

FOUNDATIONS
01/98

PART 1 GENERAL

1.1 SYSTEM DESCRIPTION

Foundation requirements will be outlined in a soils report which will be provided before requests for proposals. The soils report will be attached to Part 6 of the RFP. The foundation shall be designed in accordance with the criteria listed below for seismic, wind, and gravity loads.

1.2 SYSTEM REQUIREMENTS

Construct foundations for proposed Combat Vehicle Maintenance Facility using recommendations from the subsurface investigation. If it is determined that the existing soils report does not contain enough information and additional foundation recommendations are needed, it is the responsibility of the contractor to obtain geotechnical recommendations from a licensed professional geotechnical engineer as necessary for design and construction.

a. Structural timber piles are permitted.

b. Construction materials shall consist of concrete, reinforcing steel, structural steel and/or CMU. Reinforcing steel shall contain a minimum of 30% recycled steel.

c. The use of fly ash in concrete pavements and foundations shall be maximized, but shall not exceed 20% of cement content for each mix.

1.3 CRITERIA

a. The foundations shall be designed in accordance with the following codes: ASCE 7-95 for dead, live and wind loads, and NAVFAC P-355, UBC 94 and NEHRP 97 for seismic loading.

b. Concrete design and construction shall be in accordance with ACI 318, "Building Code Requirements for Structural Concrete", latest edition.

c. The codes used for design shall be compared to local building codes and the more conservative design shall be used.

1.4 COMPLIANCE VERIFICATION:

Specifications, design calculations and drawings shall be submitted at design completion as specified in Section 00911, "Design Requirements". Compliance with the various codes and design criteria will be determined by a review of the design calculations, specifications, design drawings, by a review of construction submittals submitted during construction; and by field inspection.

1.5 SUBMITTALS AT DESIGN COMPLETION:

1.5.1 Drawings

a. Foundation Plans (1:100 scale, minimum).

b. Sections and details (1:20 scale, minimum).

c. Identify all required and provide actual separation distances from existing and planned facilities.

1.5.2 Specifications

Submit new prescriptive specification sections, in accordance with Section 00911, "Design Requirements", to specify the quality, characteristics, performance factors, efficiency, installation procedures, testing, and certification requirements for all items of the proposed foundation system.

1.5.3 Design Analysis:

Submit design analysis for the foundations in accordance with Section 00911, "Design Requirements". The analysis and design of all structures and components shall be performed in accordance with the design criteria applicable to the project, including all sustainable design features in accordance with Section 00911, "Design Requirements". The calculations shall be legible, orderly, and easily understandable. All assumptions and references to codes, standards, criteria, drawings, and computer outputs shall be noted as necessary. Submission shall also include any additional soils information obtained, including the existing soils report. In accordance with Section 00911, "Design Requirements", a complete set of structural calculations performed by a licensed structural engineer shall be submitted for approval by the Contracting Officer.

1.6 SUBMITTALS DURING CONSTRUCTION

The "Submittals" paragraph of the new prescriptive specification sections, as a minimum, requires the following to be submitted in accordance with Section 01330, "Submittal Procedures", Use the SD numbers and corresponding headings contained in Section 01330, "Submittal Procedures" when listing construction submittal requirements in the new prescriptive sections.

SD-04, Drawings

a) Reinforcing Steel

SD-05, Design Data

a) Concrete Design Mix

SD-10, Test Reports

a) Aggregates

b) Cement

c) Admixtures

d) Concrete cylinders

-- End of Section --

SECTION A1000

FOUNDATIONS

PART 1 GENERAL

1.1 SYSTEM DESCRIPTION

Foundation requirements are outlined in the soils report attached in part 6. The foundation shall be designed in accordance with the criteria listed below for seismic, wind, and gravity loads.

1.2 SYSTEM REQUIREMENTS

Construct foundations for proposed BEQ using recommendations from the subsurface investigation. If it is determined that the existing soils report does not contain enough information and additional foundation recommendations are needed, it is the responsibility of the contractor to obtain geotechnical recommendations from a licensed professional geotechnical engineer as necessary for design and construction.

a. Treated timber piles are permitted.

b. Construction materials shall consist of concrete, reinforcing steel, and/or CMU. Reinforcing steel shall contain a minimum of 30% recycled steel.

c. The use of fly ash in concrete pavements and foundations shall be maximized, but shall not exceed 20% of cement content for each mix.

1.3 CRITERIA

a. The foundations shall be designed in accordance with the following codes: ASCE 7-95 for dead, live and wind loads, and NAVFAC P-355, UBC 94 and NEHRP 97 for seismic.

b. Concrete design and construction shall be in accordance with ACI 318, "Building Code Requirements for Structural Concrete", latest edition.

c. The codes used for design shall be compared to local building codes and the more conservative design shall be used.

1.4 COMPLIANCE VERIFICATION:

Specifications, design calculations and drawings shall be submitted at design completion as specified in Section 00911, "Design Requirements". Compliance with the various codes and design criteria will be determined by a review of the design calculations, specifications, design drawings, by a review of construction submittals submitted during construction; and by field inspection.

1.5 SUBMITTALS AT DESIGN COMPLETION:

1.5.1 Drawings

a. Foundation Plans (1:100 scale, minimum).

b. Sections and details (1:20 scale, minimum).

c. Identify all required and provide actual separation distances from existing and planned facilities.

1.5.2 Specifications

Submit new prescriptive specification sections, in accordance with Section

00911, "Design Requirements", to specify the quality, characteristics, performance factors, efficiency, installation procedures, testing, and certification requirements for all items of the proposed foundation system.

1.5.3 Design Analysis:

Submit design analysis for the foundations in accordance with Section 00911, "Design Requirements". The analysis and design of all structures and components shall be performed in accordance with the design criteria applicable to the project, including all sustainable design features in accordance with Section 00911, "Design Requirements". The calculations shall be legible, orderly, and easily understandable. All assumptions and references to codes, standards, criteria, drawings, and computer outputs shall be noted as necessary. Submission shall also include any additional soils information obtained, including the existing soils report. In accordance with Section 00911, "Design Requirements", a complete set of structural calculations performed by a licensed structural engineer shall be submitted for approval by the Contracting Officer.

1.6 SUBMITTALS DURING CONSTRUCTION

The "Submittals" paragraph of the new prescriptive specification sections, as a minimum, requires the following to be submitted in accordance with Section 01330, "Submittal Procedures", Use the SD numbers and corresponding headings contained in Section 01330, "Submittal Procedures" when listing construction submittal requirements in the new prescriptive sections.

SD-04, Drawings

a) Reinforcing Steel

SD-05, Design Data

a) Concrete Design Mix

SD-10, Test Reports

a) Aggregates

b) Cement

c) Admixtures

d) Concrete cylinders

-- End of Section --

APPENDIX F:

SAMPLE PHASE TWO EVALUATION FACTORS

SECTION 00909
EVALUATION FACTORS FOR AWARD
PHASE II

PART I GENERAL

1.1 GENERAL OVERVIEW

This procurement is for one solicitation resulting in the award of three Indefinite Delivery/Indefinite Quantity (IDIQ) Design-Build contracts. The Two Phase Design-Build Request for Proposal procedures will be utilized for this procurement. The work will primarily consist of general building type projects (new construction and renovations) including administrative, training, dormitory, and community support facilities for Department of Defense activities in the state of South Carolina managed by Southern Division, Naval Facilities Engineering Command. The work will be concentrated at, but not limited to the following locations: Naval Weapons Station, Goose Creek, SC; Charleston Air Force Base, Charleston, SC; Shaw Air Force Base, Sumter, SC; Marine Corps Air Station, Beaufort, SC; Marine Corps Recruit Depot, Parris Island, SC; and Naval Hospital, Beaufort, SC. This solicitation will result in the award of three indefinite quantity design-build contracts with firm fixed price task orders. The estimated value for all three contracts is $85 million with a total maximum not-to-exceed amount of $200 million. Each contract will be for one base year and three option years. The anticipated range for each task order is between $1,000,000 and $15,000,000 with most task orders falling in the range of $3,000,000 to $5,000,000. After award of the initial contracts, the three successful offerors will compete for task orders based on either Best Value to the Government or Lowest Price Technically Acceptable. The three successful offerors will be encouraged to submit technical and price proposals on all future task orders. Lack of participation may result in the Government not exercising the option for extending the contract. Participation in the pre-proposal conference or site visits for future task orders will be the responsibility of the offeror and are not directly reimbursable by the Government. Task orders will require multi-disciplined design services in all aspects of general building construction for new and renovation projects. All key professional disciplines should be registered and/or certified in the state of South Carolina.

1.2 NOTICE TO PROPOSERS

This solicitation is formatted as a Request for Proposal in accordance with the requirements designated by sections of the FAR 15.203 and P-68 for a negotiated procurement utilizing the recently authorized Two-Phase Design-Build selection procedures of FAR 36.3. The award of this procurement will be accomplished using the Source Selection Procedures that result in the **BEST VALUE** to the Government.

IT IS THE INTENT OF THE GOVERNMENT TO AWARD A TOTAL OF THREE CONTRACTS, TWO WITH SEED PROJECTS IDENTIFIED IN THIS SOLICITATION AND ONE WITH A MINIMUM GUARANTEE.

The Government reserves the right to reject any or all proposals at any time prior to award; to negotiate with any or all offerors; to award the contract to other than the offeror submitting the lowest total price; and to award to other than the offeror submitting the highest technically rated; and to award to the offeror submitting the proposal determined by the Government to be the most advantageous (best value) to the Government. **OFFERORS ARE ADVISED THAT THE GOVERNMENT INTENDS TO MAKE AN AWARD IN PHASE II WITHOUT DISCUSSION OR ANY CONTACT CONCERNING THE PROPOSALS RECEIVED.** Phase II proposals will be requested initially on the most favorable price and technical terms. Offerors should not assume that they would be contacted or afforded an opportunity to qualify, discuss, or revise their proposals. However, the Government reserves the right to clarify certain aspects of proposals or conduct discussions providing an opportunity for the offeror to revise its proposal. **THE GOVERNMENT INTENDS TO AWARD THREE (3) IDIQ CONTRACTS BUT RESERVES THE RIGHT TO AWARD TWO (2) FIRM FIXED PRICE CONTRACTS COVERING ONLY THE TWO SEED PROJECTS IDENTIFIED BELOW:**

1.3 DESCRIPTION OF SEED PROJECTS AND PROPOSAL EVALUATION

1.3.1 Seed Projects: Two funded seed projects have been identified as follows:

Project Title	Location	Contract Number
1) BEQ Phase IV	MCAS, Beaufort	N62467-98-D-0690
2) Combat Vehicle Maintenance Facility	MCAS, Beaufort	N62467-98-D-0688

A third contract (N62467-98-D-1036) will be awarded with a minimum guarantee of $100,000.

a) BEQ-Phase IV - This project consists of the design and construction of a new 8,440 SM BEQ for 211 two-person rooms, with adjoining private bathroom. The construction shall consist of a three story, reinforced concrete masonry block building with split-faced concrete block facing, pile foundation and precast concrete floors, sloped standing seam metal roof, thermally efficient windows and doors, HVAC, fire protection system, utilities, telephone system with intercom and PA, and cable TV connection. The project shall include lounges, laundry, storage, vending area, and mechanical equipment with Direct Digital Control (DDC), parking, paving, site improvement and demolition. The structure must be designed to meet the criteria imposed by Seismic Zone 3 conditions. Comprehensive Interior Design (CID) is required for this project. This includes loose furnishings, appliances for modules, and office furnishings with wall systems. The contract for this seed project does not include the design, purchase off GSA schedules or other Federal procurement sources and installation of these items. Include only the cost of the complete interior design in your proposal. The actual cost of the furnishings to include procurement, storage, and installation will be funded separately and shall not be included in your price proposal. These costs will be determined by GSA schedule costs for furnishings, freight, storage (if required), installation and 2% added for procurement. The furnishings list will be provided by the Government. The estimated value of the furnishings is $1,077,000. The contract will be modified after award to include this effort. The target cost for this project including all options is $13,500,000.00.

b) Combat Vehicle Maintenance Shop – This project consists of renovation of third bay oil change pit, a high bay addition to the Construction Weight Handling Equipment Shop (Building 1064) including a battery charging station, an outside generator testing facility, separate small battery charging station, partial renovation of Building 780, replacement of sub-standard roofing system on Buildings 780, 1064, and 1068, replacement of asphaltic pavement with concrete pavement, and miscellaneous sheds. The target cost for this project including all options is $2,100,000.00.

1.3.2 Initial Proposal Evaluation: Phase I of this procurement is complete. The Phase II evaluation process begins with the submission of technical and price proposals from only those firms selected from Phase I. **Offerors are required to submit technical and price information for each seed project.** After evaluation of proposals, a competitive range determination will be made for this solicitation based on technical and price and will include all of the most highly rated proposals from Phase II unless the range is further reduced for purposes of efficiency. For evaluation purposes only in determining the competitive range, the Government will calculate the total price proposal as the sum of the seed projects plus the change order mark-up rates/extended overhead. After a competitive range determination is made and final proposal revisions (if necessary) are received, a best value award decision will be made based on the individual seed projects. The Government reserves the right to award the two seed projects separately to two offerors or combined to one offeror. A minimum guarantee of $100,000 will be consideration for the award of the IDIQ contract(s) without a seed project. The Government will award seed projects based on the most advantageous combination of price and technical factors that result in the overall best value award to the Government. **Offerors are advised that the Government intends to itemize project priorities through the use of option items in order to assist offerors in developing proposals within the stated target costs.**

If discussions are required, they will be conducted with each proposer in the competitive range. At the conclusion of discussions, each proposer still in the competitive range will be given an opportunity to submit a final proposal revision.

1.3.3 Subsequent Task Orders: All three contractors will compete on subsequent task orders. Each awarded task order will site a specific completion date and associated liquidated damages. Subsequent task orders may be awarded on either the best value continuum or low price, technically acceptable. If the government decides to issue the task order as a best value, award factors will vary depending on the unique requirements for each task order. Should one of the three IDIQ contractors be unable to competitively secure a task order to meet the minimum guarantee, then the Government reserves the right to negotiate a task order with only that offeror.

PART 2 PHASE II - REQUEST FOR PROPOSAL REQUIREMENTS

2.1 TECHNICAL EVALUATION FACTORS AND OVERALL RATING

Phase II will be evaluated on the offerors' technical proposal and price proposal. Technical and price factors will be equal in significance. Phase II Technical Evaluation Factors are listed below in descending order of importance:

Factor A – Past Performance (Same as Phase I)
Factor B – Technical Qualifications (Same as Phase I)
Factor C - Technical Solutions
1. **BEQ Phase IV – (Item 0001)**
   a. **Team Identification**
   b. **Design Solution Narratives**
   c. **Conceptual Site Plans**
   d. **Conceptual Building Designs**
   e. **Sustainable Design Features**
2. **Combat Vehicle Maintenance Facility (Item 0002)**
   a. **Team Identification**
   b. **Design Solution Narratives**
   c. **Conceptual Site Plans**
   d. **Conceptual Building Designs**
   e. **Roof Detail**

Factor D – Small Business Subcontracting Effort
1. **BEQ Phase IV (Item 0001)**
2. **Combat Vehicle Maintenance Facility (Item 0002)**

The specification gives specific requirements to be addressed by the offeror for each of the evaluation factors and general requirements for submitted proposals. Each offeror is directed to discuss each of the principal elements herein.

Offerors shall submit an original and five (5) copies of the Phase II Technical Proposal requirements. Offerors are advised to provide clear and concise proposals not to exceed 100 single sided pages of 8 ½ x 11 size with 12 pitch. In addition, Government forms, catalogue cuts, brochures or other pre-printed material may be submitted which will not be included in the 100 page limitation.

The following will be used as a guide in determining **Overall Technical Acceptability** of each proposal.

EXCEPTIONAL (E)	The proposal exceeds the requirements of the RFP and provides an exceptional or outstanding approach which fully satisfies the Government's requirements. A complete

	understanding of the solicitation is demonstrated. Selection for Phase II may be made without exchanges with the offeror.
ACCEPTABLE (A)	The proposal fully satisfies the requirements of the RFP and demonstrates a good understanding of the solicitation. The offeror has adequately addressed all of the technical elements requested by the RFP.
MARGINAL (M)	The proposal does not fully meet the requirements of the RFP. Weaknesses are identified which would indicate an insufficient understanding of the RFP requirements. With minor revisions or clarifications, the proposal has a reasonable chance of becoming technically acceptable.
UNACCEPTABLE (U)	The proposal fails to satisfy requirements of the RFP and the approach contains an unacceptable level of risk to the Government. Major deficiencies have been identified in the proposal which are either not correctable or would require major revision/rewrite to the proposal, without which the proposal doesn't have a reasonable chance of becoming technically acceptable.

2.2 Technical Factors

The following gives a description and submittal requirements for each evaluation factor for Phase II:

FACTOR A – PAST PERFORMANCE (see Phase I)

Note: This information applies to the overall solicitation and not just the seed projects identified in the RFP. (The information previously submitted for Phase I will be evaluated. Submit additional information only if changes to the Phase I submittal have occurred.)

FACTOR B – TECHNICAL QUALIFICATIONS (see Phase I)

Note: This information applies to the overall solicitation and not just the seed projects identified in the RFP. (The information previously submitted for Phase I will be evaluated. Submit additional information only if changes to the Phase I submittal have occurred.)

FACTOR C – TECHNICAL SOLUTIONS

C.1. BEQ Phase IV (Item 0001)

a. Identify the design team members and lead construction team members that will be utilized for each seed project.

b. Provide a narrative that describes the design solution as it relates to the project requirements (building and site). Describe the total building envelope (walls, roof, floor systems, doors, and windows), interior systems, interior and exterior finishes, mechanical/plumbing systems, electrical and communications/data systems, utilities, drainage, landscaping, etc. Describe any unique design features or considerations required for the project that would significantly influence project costs for construction schedule. Narratives shall be organized by the engineering disciplines required for the project. Demonstrate that sound architectural/engineering practices, materials, and principles are employed in the development of the project. Provide a design compatibility statement that addresses how the proposed design solution integrates with the surrounding area and existing base facilities design or architectural theme.

c. Provide conceptual site plan sketches or drawings which graphically describe the project's site development. Identify all pertinent site features including roadways, drives, parking, and location of all primary utilities.

d. Provide conceptual building design sketches or drawings including floor plan(s), elevation(s), and building sections which adequately illustrate proposed construction. Sketches or drawings shall be to scale, dimensioned, and demonstrate the materials, methods, character, and quality. A perspective or birds-eye-view sketch of the facility to convey the concept of the project/facility is encouraged (depending on the complexity of the facility).

e. Provide sustainable design features to minimize the energy consumption of the facility; conserve resources; minimize adverse effects to the environment; and improve occupant productivity, health, and comfort. Complete column C below to indicate the sustainable features that will be provided based on a holistic design solution that considers the life cycle cost of constructing, owning, and operating the facility.

SUSTAINABLE FEATURES

A	B	C
SUSTAINABLE FEATURE	**INFORMATION NEEDED**	**SUSTAINABLE FEATURES THAT WILL BE PROVIDED FOR THIS PROJECT**
Energy Budget of_____kwh/sm/ yr maximum	Indicate maximum energy budget that the final design will meet	
Roof Insulation: Minimum R_____	Indicate material and R value	
Exterior wall insulation: Minimum R_____	Indicate material and R value	
Glazing: Double glaze, low E	Indicate type of glazing and u-value	
Lighting: see RFP	Indicate energy efficient lighting features and techniques exceeding RFP requirements	
Other energy conserving features	Describe other energy conserving features that will be incorporated into the final design	
Material s containing significant recycled materials content: see RFP	List materials and percent recycled content exceeding RFP requirements	
Recycling construction and demolition debris	List materials that will be recycled and other methods that will be used to reduce construction and demolition debris	
Other environmentally responsible materials and construction methods	Describe materials and construction methods that exceed RFP requirements	

C.2. Combat Vehicle Maintenance Facility (Item 0002)

a. Identify the design team members and lead construction team members that will be utilized for each seed project.

b. Provide a narrative that describes the design solution as it relates to the project requirements (building and site). Describe the total building envelope (walls, roof, floor systems, doors, and windows), interior systems, interior and exterior finishes, mechanical/plumbing systems, electrical and communications/data systems, utilities, drainage, landscaping, etc. Describe any unique design features or considerations required for the project that would significantly influence project costs for construction schedule. Narratives shall be organized by the engineering disciplines required for the project. Demonstrate that sound architectural/engineering practices, materials, and principles are employed in the development of the project. Provide a design compatibility statement that addresses how the proposed design solution integrates with the surrounding area and existing base facilities design or architectural theme.

c. Provide conceptual site plan sketches or drawings which graphically describe the project's site development. Identify all pertinent site features including roadways, drives, parking, and location of all primary utilities.

d. Provide conceptual building and shelter design sketches or drawings (as applicable) including floor plan(s), elevation(s), and building sections which adequately illustrate proposed construction. Sketches or drawings shall be to scale, dimensioned, and demonstrate the materials, methods, character, and quality.

e. Provide new ridge roof and eave roof details.

FACTOR D - SMALL BUSINESS SUBCONTRACTING EFFORT

D.1. BEQ Phase IV (Item 0001)
Provide the information requested below.

D.2. Combat Vehicle Maintenance Facility (Item 0001)
Provide the information requested below.

Phase II Proposed Subcontracting – The following information shall be submitted for each seed project. For each size classification listed below, indicate what major categories of work they are anticipated to perform. Indicate the names of concerns anticipated to be performing work, if known. Indicate the estimated percentage value of the total value of the contract, including all options, they are anticipated to perform. Include the prime and any individual joint venture members. NOTE: Firms demonstrating firm commitments to small, small disadvantaged, and women owned small businesses subcontractors will receive a higher rating.

(1) Large Businesses:
(2) Small Businesses (including NISH):
(3) Small Disadvantaged Businesses:
(4) Women Owned Small Businesses:
(5) Historically Black Colleges and Minority Institutions:

Notice to Large Businesses - If at time of award, the winning concern is considered to be a Large Business, no work will commence prior to having the Contracting Officer approve a subcontracting plan in the attached format. The subcontracting plan will reflect the actual contract award amount or maximum value, including all options. The plan is to be consistent with that submitted in response to the above evaluation, including a listing of any specifically named subcontractors. 15 Days after award will be provided for this purpose. See FAR Clause 52.219-9, Small Business and Small Disadvantaged Business Subcontracting Plan, for further guidance. Small Disadvantaged Business and Woman Owned Small Business goals of less than 5% will require written rationale demonstrating why a 5% goal is not achievable.

For electronic copies of the Subcontracting Plan format, contact the Small Business Office of the Southern Division Naval Facilities Engineering Command at (803)-820-5935 or email rmwells@efdsouth.navfac.navy.mil..

2.3 PRICE EVALUATION FACTORS
The Government will use the total evaluated price method for evaluation purposes as the sum of the following price factors:

Factor A - Total Price (including Options) for BEQ Phase IV (Item 0001)
Factor B – Total Price (including Options)for Combat Vehicle Maintenance Facility (Item 0002)
Factor C – Change Order Mark-Up Rates/Extended Overhead (Item 0003)

For evaluation purposes only, the total evaluated price is equal to the **sum** of the following elements of cost:

a. Total Price proposal (including Options) for the BEQ Phase IV
b. Total Price proposal (including Options) for the Combat Vehicle Maintenance Facility
b. Evaluated price which will be Line 30 of Form 4330/43
c. Cost of 60 days of Extended Overhead.

FACTOR A – TOTAL PRICE FOR BEQ PHASE IV (ITEM 0001)

The Basis of Offer for **Item 0001** shall be the entire work complete in accordance with the drawings and specifications, but not including the work indicated or specified to be provided under any of the option items.

The Basis of Offer for **Option Item 0001AA** shall be the addition of the following, complete in accordance with the requirements specified hereinafter:

The addition of 20 sleeping units.

FACTOR B – TOTAL PRICE FOR COMBAT VEHICLE MAINTENANCE FACILITY (ITEM 0002)

The Basis of Offer for **Item 0002** shall be the entire work complete in accordance with the drawings and specifications, but not including work indicated or specified to be provided under any of the other option items.

The Basis of Offer for **Option Item 0002AA** shall be the addition of the following, complete in accordance with the requirements specified hereinafter:

The replacement of the existing security fence and exterior security lighting system.

The Basis of Offer for **Option Item 0002AB** shall be the addition of the following, complete in accordance with the requirements specified hereinafter:

The construction of shelters, except for the shelter at Building 1068, and the grate over the sump in the existing high bay of Building 1064.

The Basis of Offer for **Option Item 0002AC** shall be the addition of the following, complete in accordance with the requirements specified hereinafter:

The removal and replacement of new fencing, outer cleared area for gravel path and addition of new concrete pavement all on the east side of Building 1064.

The Basis of Offer for **Option Item 0002AD** shall be the addition of the following, complete in accordance with the requirements specified hereinafter:

The construction of a new shelter at Building 1068 and the provision of a ramp lift in the new high bay addition of Building 1064.

FACTOR C – CHANGE ORDER MARK-UP RATES/ EXTENDED OVERHEAD (ITEM 0003)

In addition to the total Price Proposals submitted, the offeror shall provide proposed modification/change order percentage rates, for Field Overhead, Home Office Overhead, and Profit, as follows. (The offeror may elect to propose the NAVFAC standard rates, if desired, as annotated below each item.) The change order markup cost elements are awarded as part of the contract and will be used as the markups for both

additive and deductive modifications after award for the term of the IDIQ contracts for both prime and subcontractors as listed below.

PRIME CONTRACTOR'S WORK:

(a) Proposed field overhead rate, line 9 of Form 4330/43 (NAVFAC Standard Rate – 10%) ____%

SUBCONTRACTOR'S WORK:

(b) Proposed field overhead rate, (Subcontractor's Work), line 19 of Form 4330/43 (NAVFAC Standard Rate – 10%) ____%

(c) Proposed home office overhead, (subcontractor's work), line 21 of Form 4330/43 (NAVFAC Standard Rate – 3%) ____%

(d) Proposed profit, (subcontractor's work) line 22 of Form 4330/43 ____%

SUMMARY:

(e) Proposed overhead rate on subcontractors, line 27 Form 4330/43 (NAVFAC Standard Rate – 5%) ____%

(f) Proposed prime contractor home office overhead rate, line 28 of Form 4330/43 (NAVFAC Standard Rate – 3%) ____%

(g) Proposed profit, line 29 of Form 4330/43 ____%

(h) Proposed extended overhead rate from Total Price Evaluation Input Data (to be utilized in lieu of percent in Line 9 of Form 4330/43 when a contract modification results in a compensable time extension of the contract.)** $_____/day

The Government will evaluate estimated cost of changed work as follows: Using Form 4330/43 (8/88) attached, 2% of your total price proposals (Factor A + B) will be entered on Line 8 and 6% of your total price proposals will be entered on line 18. The subtotal cost (Line 30) will be calculated using the proposed rates. In the event contract modifications result in time extensions of the contract completion date due to Suspension of Work (FAR 52.212-12), the proposed Extended Overhead rate will be used to calculate the extended overhead. For evaluation purposes, a 60 day extension of the contract will be used. Your proposed Extended Overhead rate will be multiplied by 60 days and added to the subtotal computed on Line 30 which will be used in the Total Price Calculation to evaluate the offer.

The above rates will become part of the successful offeror's resultant contract and will be applied to the direct costs of all contract modifications.

*Field Overhead will be evaluated as a percent mark-up and not a direct cost to the change proposal. Field overhead costs cover indirect costs incurred on this project that are chargeable only to this contract and include costs incurred at the job site incident to the performance of the work, including but not limited to the costs of superintendent, timekeeping, clerical work, engineering, job site supervision, engineer, secretaries, tool shed keeper, temporary facilities, contractor's office, utilities, storage shed, supplies, office supplies, temporary protection and/or maintenance, dust control, noise control, winter protection, barricades (rented), haul roads, clean-up, progress reports, equipment, superintendent's truck, truck for clean-up, and fringe benefits for supervisory and administrative personnel.

**Extended Overhead Rate – Prior to the start of on-site work, the contractor may elect to use the extended overhead rate in lieu of the percent rates for Field Overhead shown on Line 9. If the contractor elects to use the Extended Overhead rate, field overhead mark-ups will be allowed only in modifications that result in a compensable time extension of the contract, with the above Extended Overhead rate used to calculate the field overhead. If the contractor does not elect to use the Extended Overhead rate in lieu of the percent rates for Field Overhead shown on Line 9, the extended overhead rate will be used only on modifications to the contract that result in a compensable time extension of the contract due to Suspension of Work (FAR 52.212-12).

PART 3 SUBMITTAL REQUIREMENTS FOR PHASE II

Offerors shall submit as a minimum, the following:

A. **SOLICITATION, OFFER, AND AWARD** (Standard Form 1442) including Supplemental Pages (1) Acknowledgement of all amendments to the solicitation that are issued prior to the date specified for receipt of Phase II proposals.

B. **BID BOND** (SECTION 00600) – Submit one (1) original bid bond covering both seed projects (Items 0001 & 0002 including all options).

C. **TECHNICAL PROPOSAL FOR PHASE II** (Original and 5 copies)

NOTE: The information listed above under A and B shall be submitted in a separately sealed envelope from the technical information in C. The envelopes shall be clearly marked "RFP N62467-98-R-0690 ATTN: Code 0212KP. DO NOT OPEN IN MAIL ROOM."

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